This Instrument Prepared By: Tung Nguyen at 3023 Grunion Ln, Spring Hill, TN 37174

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Tung Nguyen, married, of 4261 October Woods Dr, Antioch, TN 37013,, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, with general warranty covenants, unto Tung Le Nguyen and Lily Nguyen Bui as trustees of Tung Le Nguyen and Lily Nguyen Bui Revocable Living Trust, dated March 17, 2022, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

> Land In Davidson County, being Lot No. 355 on the Plan of Phase six, Section Four, Apple Valley, a Residential Planned Unit Development of Record Instrument No 20051206-0146631 Register's office for said County, to which reference is made for more complete description.
>
> Being the same property conveyed to Kaviphone Mynoymany by deed of record in Instrument 20060706-0081164, register office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the Property, that the Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for any taxes not yet due but constituting a lien which are assumed by the Grantee. The Grantor also warrants to defend the title and quiet possession of the Property against the lawful claims of all persons.

IN WITNESS WHEREOF the Grantor has executed this instrument this 28th day of March, 2022.

Current Source of Title
#20100616-0046943

Signed in the presence of:

Signature

Tung Nguyen
Name

Tung Nguyen

Karen Johnson Davidson County
Batch# 833981 DEEDWARR
04/04/2022 02:07:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220404-0038844

Spousal Acknowledgement

I, Lily Nguyen Bui of 4261 October Woods Dr, Antioch, TN 37013, spouse of Tung Nguyen, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Lily Bui

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Michelle Jatczak, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Lily Nguyen Bui, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 28th day of March, 2022.

Michelle Jatczak

Notary Public, the State of Tennessee

County of Maury

My commission expires: July 23, 2024

MICHELLE JATCZAK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires July 23, 2024

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Michelle Jatczak, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Tung Nguyen, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Warranty Deed, and acknowledged that they executed this Warranty Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 28th day of March, 2022.

Michelle Jatczak

Notary Public, the State of Tennessee

County of Maury

My commission expires: July 23, 2024

MICHELLE JATCZAK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires July 23, 2024

Register's Fee $ _____

Mail Tax Notice to: Tung Nguyen, 3023 Grunion Ln, Spring Hill, TN 37174

Parcel Number: 182-12-0-A 104.00 CO